

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Coningham Road, London W12

Spacious One-Bedroom Garden Flat with Potential to Extend. Set on the lower ground floor of an attractive Victorian conversion, this spacious one-bedroom garden flat offers well-proportioned living with excellent scope for further enhancement. Subject to planning permission and the usual consents, the property has potential to be extended to create a two-bedroom garden flat, making it a fantastic opportunity for both homeowners and investors.

The accommodation comprises a bright reception room, shower room, double bedroom, and a separate kitchen leading directly onto a private 21ft garden—ideal for outdoor dining and entertaining. Located on Coningham Road, the property is ideally situated for transport links along Uxbridge and Goldhawk Roads, with access to the Hammersmith & City, Circle and Central Lines. The shopping, dining and leisure amenities of Westfield London are also within easy reach, including John Lewis, Soho House private members' club, and the popular Proud Mary's café on Ormiston Grove. A rare opportunity to secure a home with outdoor space and development potential in a sought-after West London location.

Asking price: £399,950—Leasehold

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Private 21ft garden.
Scope to extend to create two bedroom garden flat
subject to planning permission and usual consents.

Principal bedroom
Victorian conversion.

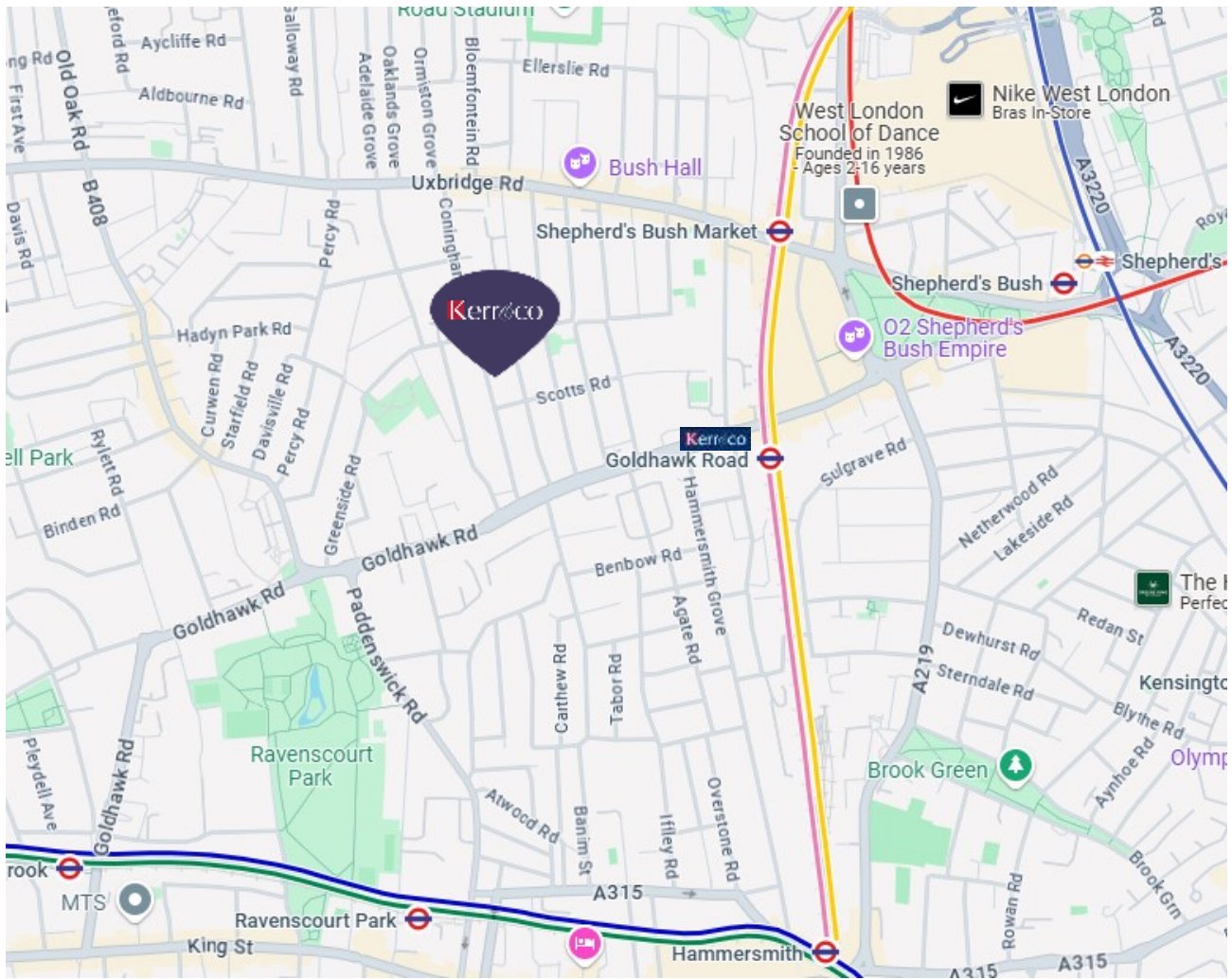
Private entrance

New lease.

No onward chain.

Well located for ease of access to White City and
Wood Lane underground stations (Central, Circle and
Hammersmith & City lines).





| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 77 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

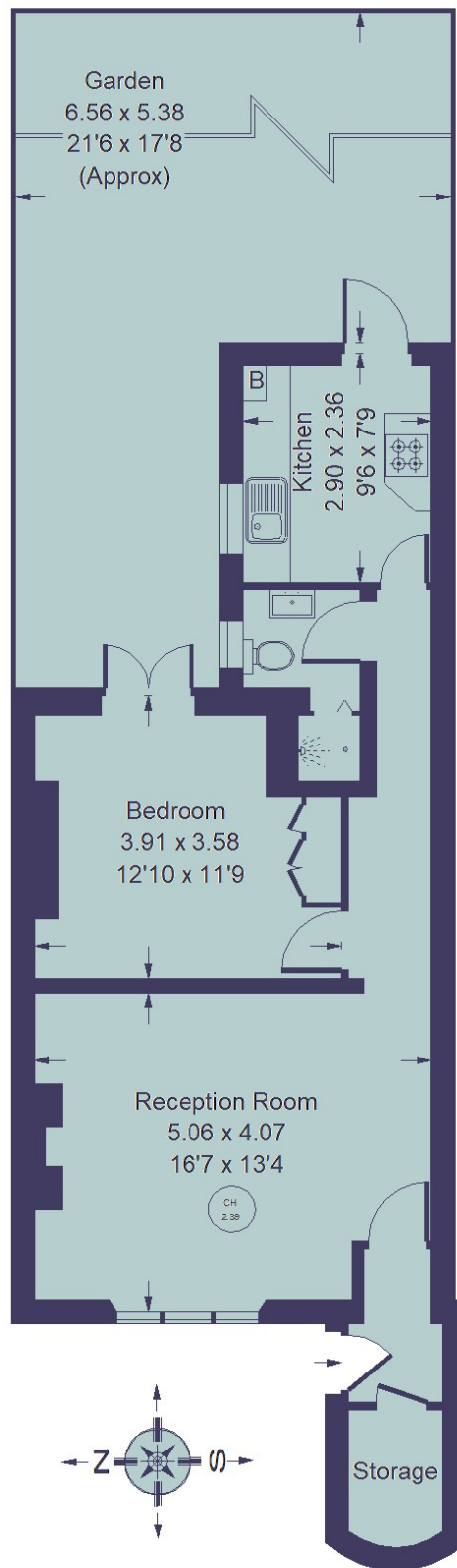
| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------|
| Tenure: | Leasehold with new 150 year lease |
| Service Charge and Ground Rent: | A share of outgoings and a Peppercorn per annum |
| Service charge covers | Maintenance, repairs, buildings insurance and accounts. |
| Local Authority: | London Borough of Hammersmith & Fulham |
| Council Tax: | Band D (£1,451.42 for current financial year 25/26) |
| Parking: | Eligible for a residents parking permit |
| Accessibility: | Steps down to front door |
| Connected services / utilities: | Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally). |
| Heating: | Gas central heating via radiators |
| Flood risk: | Copies available on request |

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Asking price: **£399,950**

One bedroom garden flat on lower ground floor

Approximate gross internal floor area: **567 Sq. Ft./ 52.7 Sq. M. Excluding storage**



Lower Ground Floor

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.